

SANFORD LEE COUNTY BROADWAY
UNIFIED DEVELOPMENT ORDINANCE

ARTICLE 9 – ENVIRONMENTAL CONTROL REGULATIONS

Summary: This Article includes regulations that are intended to promote conservation and protect our natural environment. This section shall include local regulations as well as make reference to certain State and/or Federal programs that assist in meeting these objectives.

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9.1 SEDIMENTATION AND EROSION CONTROL

9.1.1 Land-disturbing activities, as defined in NCGS § 113A-52, shall conform to the Sedimentation and Pollution Control Act of 1973 (NCGS §§ 113A-50 to 113A-8, as may be amended from time to time).

9.1.2 A Zoning Clearance Permit shall not be issued for projects which require a Sedimentation and Erosion Control Permit from the State of North Carolina, unless or until a copy of said permit or other approval notification is submitted to the Administrator.

9.2 STORMWATER MANAGEMENT (RESERVED FOR FUTURE REGULATIONS)

9.2.1 TITLE

This Article shall be officially known as “The Sanford Stormwater Management Ordinance”, but it may also be referred to as “The Stormwater Ordinance.” It may be furthermore referred to herein as “this Article.”

9.2.2 PURPOSE AND AUTHORITY

The purpose of this Article is to protect, maintain and enhance the public health, safety, environment and general welfare by incorporating the applicable requirements of the State of North Carolina and United States Army Corps of Engineers rules establishing minimum requirements and procedures to control the adverse effects of issues related to increased stormwater runoff and nonpoint and point source pollution, buffer protection, and illicit discharges into municipal stormwater systems. It has been determined that proper management of construction-related and post-Development stormwater runoff, illicit discharges, and buffer protection will minimize damage to public and private property and infrastructure; safeguard the public health, safety, and general welfare; and protect water and aquatic resources. This Article applies to all properties within the City of Sanford and the Town of Broadway including their extraterritorial jurisdictions, regardless of whether the property is currently being “developed” or not.

The governing body of the City of Sanford and Town of Broadway are authorized to adopt this Article pursuant to North Carolina law, including but not limited to Article 14, Section 5 of the Constitution of North Carolina; North Carolina General Statutes §143214.7 and rules promulgated by the Environmental Management Commission thereunder; Session Law 2004-163; Chapter §160A, §§ 174, 185; as well as Chapter §113A, Article 4 (Sedimentation Pollution Control); Article 21, Part 6 (Floodway Regulation); Chapter §160D (Local Planning and Development Regulation).

9.2.3 FINDINGS

9.2.3.1 Development and Re-Development alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, soil erosion, stream channel erosion, nonpoint and point source pollution, and sediment transport and deposition, as well as reducing groundwater recharge;

9.2.3.2 These changes in stormwater runoff contribute to increased quantities of water-borne pollutants and alterations in hydrology that are harmful to public health and safety as well as to the natural environment; and

9.2.3.3 These effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from Development sites.

9.2.3.4 Therefore, the governing bodies of the City of Sanford and the Town of Broadway adopt the aforementioned water quality and quantity regulations to meet the requirements of state and federal law regarding control of stormwater runoff and discharge.

9.3 TREE PRESERVATION (RESERVED FOR FUTURE REGULATIONS)

THIS SECTION INTENTIONALLY RESERVED FOR FUTURE REGULATIONS AND STANDARDS FOR TREE PRESERVATION.